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FLAT C, DAMDALE MEWS

DAMDALE, PEEBLES, SCOTTISH BORDERS EH45 8DB



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WELCOME TO

FLAT C, DAMDALE MEWS

Part of the Damdale Mews development, this two-bedroom first-floor flat enjoys a desirable location in Peebles, set close to amenities, schools, and transport links. It offers light and airy interiors, and generous storage to help maintain a tidy home. Accommodation includes a dual-aspect reception room with delightful views, a well-appointed kitchen, and a three-piece shower room. It also boasts private allocated parking. While the flat would benefit from modern upgrades, it remains an excellent prospect for buyers seeking a home in a central part of Peebles – one that also offers ample scope to add further value.



THE HIGHLIGHTS

- A first-floor flat with hillside views
- Desirable location in Peebles
- Private residents' parking with allocated spaces
- Secure telephone-entry system
- Hall with cloak storage and attic access
- Dual-aspect living/dining room with storage
- Fitted kitchen that is well appointed
- Two bedrooms (one with built-in wardrobe)
- Shower room with a three-piece suite
- Gas central heating and double glazing





TAKE A LOOK AROUND

The flat is accessed via a secure telephone-entry system and shared stairwell, the front door opening to a central hall. Here, there is a built-in cupboard and practical cloak storage, as well as a private attic space for storing seasonal and rarely used household items. Directly ahead is the living/dining room. The hall's neutral palette and beige carpet continue here, adding to the airy ambience along with the dual-aspect windows which frame a wonderful view over historic Peebles and the wooded hillside beyond. It is an inspiring backdrop. The room is completed by built-in storage and an electric fireplace. Next door is a fitted kitchen that is well-appointed with base and wall cabinets, finished in timber tones. It features excellent worksurface space as well, and comes equipped with an integrated oven, gas hob, and concealed extractor.

BEDROOMS & SHOWER

The two bedrooms are both laid with carpet and both are decorated in light hues, allowing new buyers to easily add their own stamp. The principal bedroom has the benefit of a southwest-facing aspect and a built-in wardrobe, while the second bedroom has the slightly larger footprint. Completing the home is a shower room with a three-piece suite, comprised of a toilet, a pedestal washbasin, and a step-in shower cubicle. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

All fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.





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TWO BEDROOMS AND A
SHOWER ROOM WITH A
THREE-PIECE SUITE





TOUR THE GROUNDS

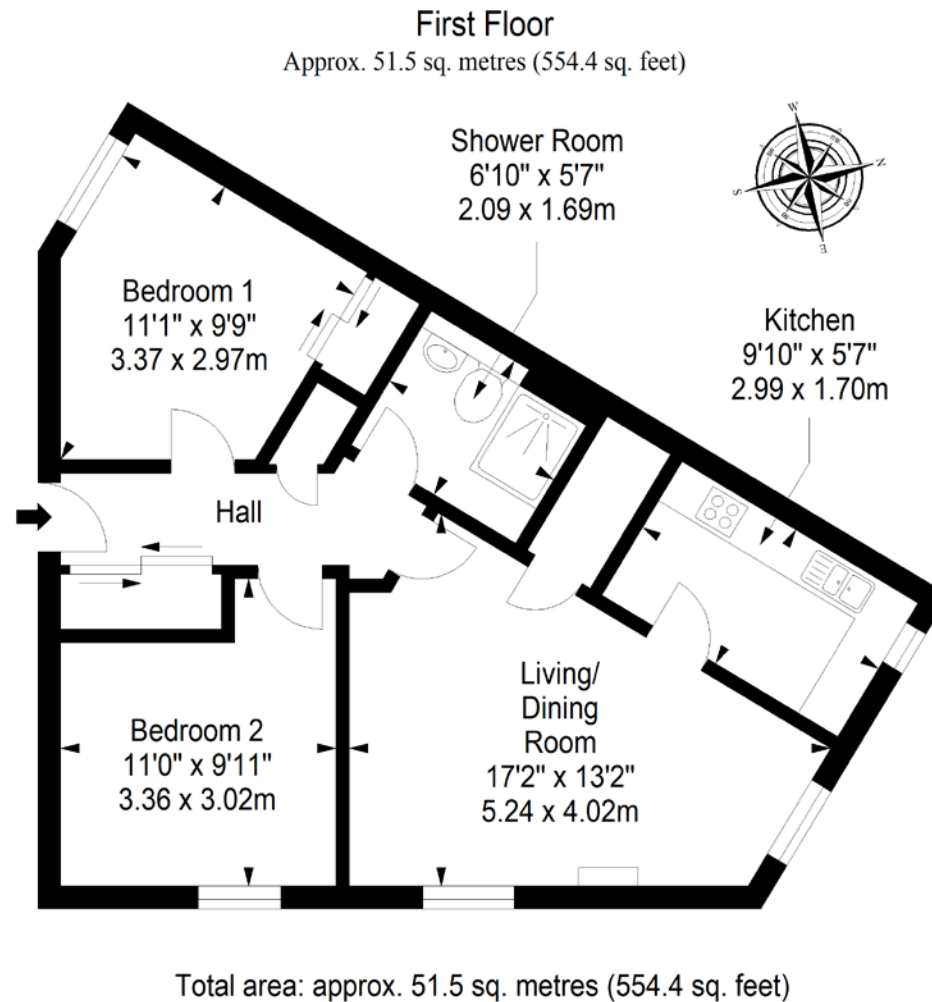
Externally, the development is built around a private residents' parking area with allocated spaces.

TELL US ABOUT

PEEBLES

Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of events throughout the year. There are also several annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport and motorway network.

FLOORPLAN



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